



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land

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MEETING DATE November 13, 2015 LOCAL EFFECTIVE DATE November 30, 2015 APPROX. FINAL EFFECTIVE DATE December 11, 2015	CONTACT/PHONE Schani Siong Project Manager (805) 781-4374 ssiong@co.slo.ca.us	APPLICANT Margaret Scarrone	FILE NO. DRC2014-00008
SUBJECT A request by MARGARET SCARRONE for a Minor Use Permit/Coastal Development Permit (DRC2014-00008) to allow the construction of a: 1) 620 square-foot living area addition on the first and second floor of an existing single family residence; 2) new 212 square-foot attached garage; and 3) new 265 square-foot second floor deck. The project will result in the disturbance of approximately 1,400 square feet on a 5,000 square foot parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 90 7 th Street, approximately 150 feet southwest of Ocean Street, in the community of Cayucos. The site is located in the Estero planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2014-00008 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption (ED15-101) was issued on October 13, 2015.			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Local Coastal Program, Small Scale Neighborhood	ASSESSOR PARCEL NUMBER 064-146-022	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Small Scale Neighborhood <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

EXISTING USES: Single family residence	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Multi Family/residences <i>East:</i> Residential Single Family/residences <i>South:</i> Residential Single Family/residences <i>West:</i> Residential Single Family/residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Cayucos Fire, Cayucos Sanitary, Paso Robles Beach Water Association, California Coastal Commission, Cayucos Citizen's Advisory Council	
TOPOGRAPHY: Nearly level	VEGETATION: Ornamental landscaping
PROPOSED SERVICES: Water supply: Paso Robles Beach Water Association Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire	ACCEPTANCE DATE: June 4, 2015

PLANNING AREA STANDARDS

Cayucos Urban Area Standards

Communitywide

- A. Resource Capacity and Service Availability.** Application for new land divisions and land use permits for new development shall be accompanied by letters from the applicable water purveyor and the Cayucos Sanitary District stating their intent to serve the proposed project.

Staff comment: The property has existing water service provided by Paso Robles Beach Water Association. All applications for building permit approval within the community of Cayucos are to be accompanied by a letter or other verification from the Cayucos Sanitary District and the applicable water purveyor indicating that the proposed project has received water and sewer approval. This project is conditioned to meet this standard.

Small Scale Neighborhood Design Standards

Front Setback: For two story construction, the minimum front lower floor setback is 15 feet; and the minimum front second floor setback is an additional 3 feet from the lower wall except open rail, uncovered decks are excluded from this additional setback and may extend to the lower floor wall.

Staff Comment: The proposed living and garage addition are at the rear of the existing residence, approximately 68 feet from the front property line. There is an existing low level deck in the front setback area, which will be remodeled. This structure is exempt from setback requirement per Section 23.04.104 because it is less than 30 inches above finished grade, and does not extend closer than 36 inches to the property line. A new front porch is proposed and projects 5 feet into the front setback area, allowable per Section 23.04.116(1). As proposed, this project complies with this standard.

Side Setbacks: For two-story construction, the minimum side setback for the lower floor is 4 feet. On corner lots the street-side setback is 5 feet. For the second floor side setbacks, a minimum of 2 ½ feet greater than the lower floor setback is required. Thirty percent of the upper story sidewall may align with the lower floor wall provided it is within the rear two-thirds of the structure.

Staff Comment: The second story addition meets the side setbacks, is in the rear two-thirds of the structure. Therefore, the proposed project complies with this standard.

Rear Setback: Minimum rear setback shall be 5 feet.

Staff Comment: The rear setback is 10 feet and complies with this standard.

Height: Heights shall be measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof. Roof heights exceeding 22 feet but not exceeding the maximum height allowed (24 feet) shall have a roof pitch of at least 5:12.

Staff Comment: The proposed building height is 24 feet. The proposed upper story roof pitch matches the existing residence's roof pitch. The project complies with this standard.

Gross Structural Area: On parcels above 5,000 square feet in size, new development or additions exceeding one story or 15 feet in height are limited to a maximum gross structural area (including the area of all garages) of 50% of the usable lot, not exceeding 3,500 square feet. Second story square footage shall not be greater than 60 percent of the first floor square footage.

Staff Comment: The total lot size is 5,000 square-feet. Therefore, the maximum allowed GSA is 2,500 square-feet. The overall development on the site (including the proposed addition) is 2,500 square feet. The second story square-footage is approximately 10 percent of the first floor square-footage. Therefore, this proposed project complies with this standard.

Deck Rail Height: Rail heights for decks above the ground floor shall not exceed 36 inches. A maximum additional height of 36 inches of untinted, transparent material with minimal support members is allowable.

Staff Comment: The proposed deck railing will be constructed of cable, which allows vision through. This project complies with this standard.

Parking: At least one off-street parking space shall be enclosed with an interior space a minimum size of 10 feet by 20 feet, and a maximum of one required off-street parking space may be located in the driveway within the required front yard setback area. However, the minimum front yard setback from the property line to the garage is 20 feet if this design is used.

Staff Comment: The applicant is replacing the existing garage with a single car garage at the rear. The driveway is approximately 68 feet long, which allows for the required second off-street parking on the driveway.

Driveway Widths: Driveway widths may not exceed 18 feet.

Staff Comment: The driveway width is approximately 11 feet and complies with this standard.

Streetscape Plan: A scale drawing showing the front exterior elevation (view) of the proposed project, and the front elevations of the adjacent buildings, is required as part of the application submittal.

Staff Comment: A copy of the streetscape plan is in the file.

Topographic Map: A topographic map including the elevation of the fronting street, site contours, and existing and proposed drainage patterns is required as part of the application submittal.

Staff Comment: A copy of the topographic map is in the file.

COASTAL ZONE LAND USE ORDINANCE STANDARDS

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

COASTAL PLAN POLICIES

Following is a brief list of the Coastal Plan Policies (discussion of specific applicable policies following):

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: ☒

Policy No(s): 1

Coastal Watersheds: ☒

Policy No(s): 8 and 9

Visual and Scenic Resources: ☒

Policy No(s): 6

Hazards: N/A

Archeology: N/A

Air Quality: N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned.

Public Works

Policy 1: Availability of Service Capacity. New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development. The proposed project complies with this policy because the proposed project is an addition to an existing single family residence with existing water and sewer service, and the project is conditioned to comply with this standard.

Coastal Watersheds

Policy 8: Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period. The proposed project is consistent with this policy because it's conditioned to require an erosion and sedimentation control plan when grading is conducted or left in an unfinished state during the period from October 15 through April 15.

Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. The proposed project is consistent with this policy because the applicant is conditioned to apply Best Management Practices in the selection and implementation of site maintenance.

Visual and Scenic Resources

Policy 6: Special Communities and Small-Scale Neighborhoods. Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community which may include concerns for the scale of new structures, compatibility with unique or distinguished architectural historical style, or natural features that add to the overall attractiveness of the community. The proposed project is consistent with this standard because the proposed addition is visually compatible with the existing residence and neighborhood and complies with all the standards for Cayucos Small Scale Design Neighborhood.

COMMUNITY ADVISORY GROUP COMMENTS

Cayucos Citizens Advisory Council (CCAC) – The Land Use Committee reviewed and supported the project as long as the plans conform to the Community Small Scale Design Neighborhood Planning Area Standards and applicable CZLUO standards.

AGENCY REVIEW

Public Works- No concerns (Tim Tomlinson, 8/24/2014)

Building Department – Referral comments received (8/26/14)

Cayucos Fire – *No comments (8/14/14)*

Cayucos Sanitary – *Per referral dated 8/14/14:*
A conditional sewer will serve letter will be required for this project.

California Coastal Commission – *No response.*

Paso Robles Beach Water Association – *No response.*

LEGAL LOT STATUS

This parcel was created at a time when that was a legal method of creating lots.

Staff report prepared by Schani Siong and reviewed by Airlin Singewald, Senior Planner.